

**CITY OF PEORIA
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 20, 2010
CITY HALL, 419 FULTON STREET, ROOM 400 – 1:30 PM**

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES** – REGULAR MEETING HELD ON May 19, 2010
4. **CASE NO. CPC 10-O** – **PUBLIC REVIEW** on the request of Timothy Shea for Fields Crossing, LLC, for approval of a revised plat for Lot 9 of Fields Crossing Subdivision, a residential site addressed as 10808 N. Glenfield Drive. The petitioner is requesting a waiver from the stream buffer regulations, Section 5-303 of Appendix A of the City Code, to establish an alternative stream buffer area.
5. **CASE NO. CPC 10-P** – **PUBLIC HEARING** on the request of John Haverhals for the Moss-Bradley Revolving Fund, to amend the City of Peoria Comprehensive Plan and Future Land Use Plan (Map) to change the future land use designation of property currently designated Multi-Family Residential to a Single-Family Residential designation. The properties proposed for consideration are identified as Parcel Identification Nos. 18-08-226-015 and 18-08-226-016 and also known as 824 W. Moss Avenue.
6. **ADJOURNMENT**

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS :**

A regularly scheduled meeting of the Planning Commission was held on May 19, 2010, at approximately 1:35 p.m., at City Hall, Council Chambers, Room 400, 419 Fulton Street, Peoria, Illinois, with Chairperson Lees presiding.

1. CALL TO ORDER

Chairperson Lees called the Regular Meeting of the Planning Commission to order.

2. ROLL CALL

The following Planning Commissioners were present: Chairperson Lees and Commissioners Anderson, Davis, Grafton, Lawless, Lawrence, and Miller – 7. Absent: Richey – 1.

PGM Staff Present: Joshua Naven and Polly Stainback

3. APPROVAL OF MINUTES – REGULAR MEETING HELD ON April 21, 2010**MOTION:**

Commissioner Davis motioned for approval of the minutes of the Regular Meeting of the Planning Commission held on April 21, 2010, as printed. The motion was seconded by Commissioner Anderson.

Motion passed unanimously by viva voce vote.

4. CASE NO. CPC 10-H

Chairperson Lees announced Case No. CPC 10-H and read the case into the record as follows:

PUBLIC REVIEW on the request of BILL PEIFER for approval of the REVISED PRELIMINARY PLAT FOR WILHELM RESIDENTIAL SUBDIVISION, a residential development generally bounded on the south by Wilhelm Road, on the north by Hickory Grove Road and along the western side of Allen Road. The petitioner is proposing to ESTABLISH 245 SINGLE-FAMILY LOTS and remove the originally designated duplex lots. Also, the petitioner is requesting a WAIVER to ALLOW CUL-DE-SACS LONGER THAN 400 FEET.

Ms. Stainback swore in those wishing to give testimony.

Joshua Naven, Senior Urban Planner, City of Peoria, Planning and Growth Management Department, displayed the location map, aerial photograph, and proposed plat and reported the property characteristics and the following information:

WAIVER(S): Requesting a waiver to allow cul-de-sacs longer than 400 feet.

CONDITIONS OF APPROVAL:

Prior to final platting, the following must be addressed:

- a. Two (2) entrances and exits must be maintained to the subdivision.
- b. Any temporary or permanent roads shall be maintained to support fire equipment weight loads.
- c. Hickory Grove Road and Granite Street must be provided to meet future traffic conditions.

ADVISORY COMMENTS AND RECOMMENDATIONS:

- 1) Submit all fire hydrant layouts and water main plans for approval.
- 2) An NPDES permit may be required from the Illinois EPA.
- 3) Erosion control permit is required.

SITE PLAN REVIEW BOARD RECOMMENDATION (SPRB): Staff recommends approval, subject to the conditions above, of the proposed Revised Preliminary Plat for Wilhelm Residential Subdivision.

Responding to Commissioners' questions, Mr. Naven clarified the following main points:

In discussion with Commissioner Davis, Mr. Naven explained that in the R3 Single-Family Residential Zoning District, the dwelling units per acre are 2.35; the maximum is 2.66, per the Annexation Agreement. The R3 minimum lot size requirement is 6,000 square feet, and most all of these single-family dwelling lots are above that minimum. The minimum lot width is only 40 feet, so they are above the square-foot minimum. They are still not at their limit for density; they cannot exceed 2.66 dwelling units per acre per the Sanitary District Agreement. The entrances and exits for the school have not yet been determined.

During discussion with Commissioner Anderson, Mr. Naven stated that because of the Annexation Agreement, the entire development, including the park space and school, not just the developed land, had to be included in the calculation of dwelling units per acre. He further explained that the park is Lot 600 of the subdivision; therefore, it is included in the calculation.

Commissioner Anderson expressed concern regarding the proposed lot width, as compared to Staff's recommendation for wider lots at the adjacent Jorgenson property to the south, in order to conform to the surrounding area. She spoke of consistency with developers when requests are almost identical.

Responding to Commissioner Anderson's concern regarding lot width, Mr. Naven explained that lot width is determined by the zoning district, but the Commissioners could make a recommendation that the lots follow the same character as the existing development in the overall subdivision.

Mr. Naven indicated they are only amending a portion of Wilhelm Subdivision, but the petitioner has submitted the overall Wilhelm Subdivision calculations so that it is current, with a density of 2.35 dwelling units per acre. He said the Commission could make additional conditions to recommend to the City Council.

Mr. Naven indicated that on the average, the lots are 45 feet wide and have to adhere to a five-foot side yard setback, or a total of 10 feet between houses. He reiterated that the minimum lot width within the R3 zoning district is 40 feet, so they are above the minimum requirement.

In discussion with Commissioner Davis, Mr. Naven stated that the frontages of the lots south of Wilhelm are duplexes, i.e., single-family attached dwellings. He commented that one of the lot widths is 30 feet. Commissioner Anderson stated that the average lot width is 65 feet; and she stated, "It is not consistent." She recalled that the duplexes were going to be \$225,000 per unit.

After discussion between Commissioners and Mr. Naven, Chairperson Lees opened the floor for testimony.

Neil Finlen, Farnworth Group, 7707 N. Knoxville Avenue, Peoria, representative of the petitioner, presented an overview and responded to Commissioners' questions as follows:

In presenting an overview of the concept, Mr. Finlen said it is similar to the West Coast. The world has changed in the last two or three years regarding housing. There have been books written about the "Not So Big House," which comes from the East Coast, with the idea to build a small home, that is more affordable, "more green" in its concepts, less to build, less to heat, and less of everything; whereby, essentially, all the rooms in the home are used. Houses are simply downsized to make them more practical. There has been success in Savoy, where the project has been well received, not only by the buying public, but also by the community.

Mr. Finlen explained that the cul-de-sacs were changed because of discussions with the Fire Department, Council Member Irving, and other Staff members. In the prior proposal with duplexes, the cul-de-sac had 56 dwelling units; and there are now 40 dwelling units within the single-family development.

Mr. Finlen said the issues are not the density or lot width because they are well within their ranges; the primary reason they are present is the waiver for the cul-de-sacs, one of which is 1,100 feet. When this was approved before, he worked with Dan McGann (Fire Department) and the Fire Chief; there were more dwelling units down that dead end street than what they have now.

Mr. Finlen stated there are 15 acres of park. The reason the park is so large was to decrease the density. The original 2005 layout was at 2.67 dwelling units per acre.

Regarding the lot width as a concern, Mr. Finlen indicated that it is felt this development will have homes in the \$200,000 to \$225,000 price point; it may be a little more than that. Pricing is something being discussed with the builder.

In discussion with Commissioner Davis, Mr. Finlen said the duplexes were all half of a 75-foot wide lot, so the duplexes did not have a five-foot side yard setback; they had a common wall; so, the size is essentially the same.

Commissioner Anderson mentioned the price point of \$200,000, which is lower than what was proposed for the duplexes. She said she thought the reason the Dover Pointe residents were fairly comfortable with the previous proposal was because the price point was approximately \$225,000. Mr. Finlen said that the pricing is something that is discussed with the builder, and his mention of \$200,000 may not be accurate.

Commissioner Anderson mentioned there was concern from Dover Pointe residents across the street about maintaining their property values. She stated her concern regarding Sesame Street, where there are large lots to the west, to the south, and to the east. She spoke of concern with the area to the south of the proposed school site and said she was not sure it would be fair to the residents in that area.

Mr. Finlen stated that before moving forward with single-family dwellings, they contacted Council Member Irving to make sure he was apprised. Council Member Irving traveled to Savoy to view the units there, and he is in support of this proposal because of the product, what it is trying to accomplish, and also because it does not have the density of duplexes.

Commissioner Lawrence expressed concern that as the price points are pushed down, it would have an effect of accelerating the loss of population in the older parts of our town, contrary to the City's goal of maintaining the middle class in the older parts of town.

Mr. Finlen referenced Prairie Fields, the name of the same kind of development in Savoy, Illinois, and the Champaign News Gazette, which contains an article about the Savoy project. Mr. Naven displayed the Web sites of Prairie Fields and the newspaper article for Commissioners' review.

Responding to Commissioner Davis about the reason for the redesign, Mr. Finlen stated the reason for redesign was to avoid duplexes because people prefer a home when they can purchase it for about the same price.

In discussion with Commissioner Lawless, Mr. Finlen stated that there will be three bedrooms, ranging from 1,400 to 1,600 square feet, depending on if they are ranch style, two story, or a story and a half. He stated the lots are 55' x 120'.

Responding to Commissioner Davis regarding selling lots, Mr. Finlen said the developers are not selling lots to other builders; it is self-contained because they are trying to maintain the development and quality. He also commented that if they sold the lots, they would have to be covered with covenants.

In discussion with Commissioner Davis, regarding the cul-de-sac issue, Mr. Finlen said they are containing all of these units into one cul-de-sac. He explained that in talking with Council Member Irving and Fire Chief Tomblin, with the 1,100-foot cul-de-sac, plus with the 56 units that are on it, it drops down the density; and it would be less in length.

Mr. Naven explained that the Fire Department did not have a problem with the cul-de-sacs. He referenced the SPRB comment sheets that were included in Commissioners' packets.

Regarding the school access, Mr. Finlen said they are working with the school's architect out of Chicago. He indicated the access would probably be from Hickory Grove Road and not from Granite Street.

Chairperson Lees asked Mr. Finlen if there are any issues with the Site Plan Review Board comments. Mr. Finlen responded, "No."

After Mr. Finlen's discussion with Commissioners, he commented that Ms. Tobben had just talked with the developer and learned that the price range would probably be \$210,000 to \$245,000 for the Peoria area.

There being no more testimony, Chairperson Lees closed the public portion of this case and entertained a motion.

Motion:

Commissioner Grafton moved to approve Case No. CPC 10-H, as recommended by Staff. The motion was seconded by Commissioner Lawless.

The motion was approved by viva voce vote 5 to 2;
Commissioners Anderson and Lawrence voting "nay."

The Findings of Fact were administered by Commissioner Grafton.

Chairperson Lees called for a brief recess at approximately 2:40 p.m. and called the meeting back to order at approximately 2:45 p.m.

3. PUBLIC HEARING ON THE COMPREHENSIVE PLAN (Continued from April 21, 2010)

Chairperson Lees announced that this was a continuation of the public hearing of the Comprehensive Plan from the April 21, 2010, meeting. He reported that he talked with Assistant Director Ross Black, and they decided on holding a workshop on Thursday, June 10, beginning at 3:00 p.m. The purpose of the workshop will be to reach a consensus on issues brought up recently related to Development Criteria. He indicated that it is planned to approve the Plan at the June Planning Commission Meeting, with a recommendation for presentation to City Council for their review and approval, possibly at its July meeting.

Commissioner Lawrence spoke of three issues as "roadblocks" which are keeping the Commission from getting a document back to the City Council for adoption. His comments are summarized as follows:

- **Land Use Map:** The Comprehensive Plan is not a zoning map, but a guide for how the community envisions future growth and land use. It is a "broad-brush" approach, not meant to define the exact zoning or usage of a particular tract of property. He suggested changing the designations and adding an adjective for each category, such as "generally industrial" and "primarily residential," subject to refinement as a specific plan comes along. "We have got to get over that the Comprehensive Land Use Plan is being looked at as a pre-zoning plan."
- **Specific Requirements in Areas:** For example, for industrial areas, declare that these are some goals for something that is more eye-appealing, without trying to "burden down" the Comprehensive Plan with some specific requirements. Again, this is not a zoning document; this is a plan; this is a vision that we got from the community of what we would like to see, not that they would be codified at that point.
- **Redevelopment of Older Areas:** One encouragement for redevelopment has been the adoption of the Form-Based Code for some areas. From War Memorial to Pioneer Parkway, there are a lot of "greyfield" sites or "big-box" stores that are empty. There has been a lot of discussion about what can we do to revitalize these older areas of the City. When developers come in, they have a blueprint of what they want; and typically, it is something that cannot fit into existing properties. "The public is telling us that they are tired of seeing "ghost towns" that are 20 years old, when we're building new. So, we need to do something to have some incentive on that."

Chairperson Lees commented on developer satisfaction regarding some of their concerns. He questioned how the Commission would handle their concerns in a narrative way.

Commissioner Grafton stated that the Land Use Map is not another thing that Commissioners did, but rather, the end product of all the strategy work. He suggested that Commissioners go back over the decisions made and ask how they tie back into the strategy. With those in mind, Commissioners can address all developers' concerns, as well as Commissioner Lawrence's concerns. The concern is how the "book" is put together, not that it is a separate entity; but it is reflected as, "Here is the strategy; and, therefore, here is the land use."

Mr. Naven indicated that it was published that there would be a public hearing today and also this specific case (CPC 09-I). He suggested a motion to open the public hearing.

Motion:

Commissioner Anderson motioned for the continuance of the public hearing from the April 21, 2010, meeting; seconded by Commissioner Grafton.

Approved unanimously by viva voce vote.

Chairperson Lees opened the floor for public testimony.

Bill Ordaz, 1525 NE Madison Avenue, Peoria, thanked Commissioner Lawrence for his comments. He said, "Hopefully, it can be taken to heart and help the City Council adopt the final draft." He commented that there are so many people who have strong feelings about the growth cells and the activity of concentration north of Peoria, which realistically are very important to the City's revenues. He stated that the older parts of the City could be called perhaps, "Regrowth Cells," which could change mentality and emotions. He said he looked forward to the June 10 workshop.

Commissioner Davis asked Mr. Ordaz the outcome of his meeting with Staff. Mr. Ordaz responded that he had a productive meeting with Assistant Director Black and the Commissioners who attended.

Report Back on the Sidewalk Issue:

Mr. Naven reported he talked with the Equal Employment Opportunity Office and the Legal Department about the compliance issue with the Illinois Accessibility Code and the Americans with Disabilities Act (ADA), with respect to sidewalks and the waivers granted by the Commission. He reported the following:

Per Doug Campbell, Accessibility Specialist (Capital Development Board):

- There are no requirements of a municipality to place sidewalks in an area where there are no existing sidewalks. In infill areas with infrastructure, those sidewalks should be connected.
- There is no real issue with granting waivers in areas when there is no infrastructure in place. When the infrastructure changes, such as when it goes from a rural to urban section or a street type, then thought should be given to adding and connecting the existing infrastructure throughout.

Roger Sparks, 3517 N. Wisconsin Avenue, Peoria, recalled that his basic question was substituting a 10-foot bike path for sidewalks.

Mr. Naven explained that the main issue is that if the infrastructure is there, it would need to be connected, which would meet the requirement of the Illinois Accessibility Code. The minimum requirement of a sidewalk is only 4 feet, pursuant to the Illinois Accessibility Code. Our current regulation for sidewalks is 5' wide at a minimum; therefore, the 10' width adheres to the regulation of any type of infrastructure placement.

Mr. Sparks indicated his concern regarding someone's being hurt with walking and bicycling on the same path. Mr. Naven said the only issue that the City is regulated by is the specific width per the Illinois Accessibility Code, not really the type of

movement, pedestrians or bicyclists. There would be the same issue if it is a five-foot sidewalk along Knoxville or not.

Motion:

Commissioner Grafton motioned to continue the public hearing on the Comprehensive Plan to the next meeting on June 10, 2010; seconded by Commissioner Anderson.

Approved unanimously by viva voce vote.

4. UNFINISHED BUSINESS

CASE NO. CPC 09-I COMPREHENSIVE PLAN

Mr. Naven spoke regarding the process for the June 10 workshop. He said the process would include release of the revised documents for Commissioners' review, at a minimum of one week prior to the meeting, with release to the public the following week. Commissioner Grafton requested allowing Commissioners more time to give feedback. He indicated that if the meeting is on June 10, Commissioners would need to receive the revised document by May 27, to be sent back to Staff on June 1, with release to the public on June 3.

Motion:

Commissioner Anderson motioned to continue discussion on Case No. CPC 09-I on June 10, 2010. The motion was seconded by Commissioner Grafton.

Approved unanimously by viva voce vote.

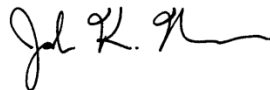
There being no more discussion, Chairperson Lees called for a motion to adjourn.

5. ADJOURNMENT

Commissioner Lawless motioned to adjourn; seconded by Commissioner Anderson.

Approved unanimously by viva voce vote.

The Planning Commission Meeting adjourned at approximately 3:15 p.m.



Joshua Naven, Senior Urban Planner
Planning and Growth Management Department

/ps

TO: City of Peoria Planning Commission

CPC 10-O

THRU: Site Plan Review Board

FROM: Joshua Naven, Senior Urban Planner

DATE: October 20, 2010

SUBJECT: PUBLIC REVIEW on the request of Timothy Shea for Fields Crossing, LLC, for approval of a revised plat for Lot 9 of Fields Crossing Subdivision, a residential site addressed as 10808 N. Glenfield Drive. The petitioner is requesting a waiver from the stream buffer regulations, Section 5-303 of Appendix A of the City Code, to establish an alternative stream buffer area.

PETITIONER: Timothy Shea for Fields Crossing, LLC

REQUEST: See above in subject

STAFF COMMENTS:

PROPERTY AND SITE CHARACTERISTICS:

- 1) CURRENT USE: The site is currently developed with a Single-Family Dwelling Unit
- 2) PROPOSED USES: Single-Family Dwellings
- 3) PRESENT ZONING: R-3 Single-Family Residential District
- 4) PROPOSED ZONING: No change
- 5) FUTURE LAND USE DESIGNATION: Medium-Density Residential District.
- 6) PUBLIC FACILITIES: The site is served with public sewer and public water
- 7) ACREAGE: .2 AC
- 8) DENSITY: 5 DU/AC

WAIVERS: Requesting a waiver from the stream buffer regulations, Section 5-303 of Appendix A of the City Code, to establish an alternative stream buffer area.

CONDITIONS OF APPROVAL: None

ADVISORY COMMENTS AND RECOMMENDATIONS: None

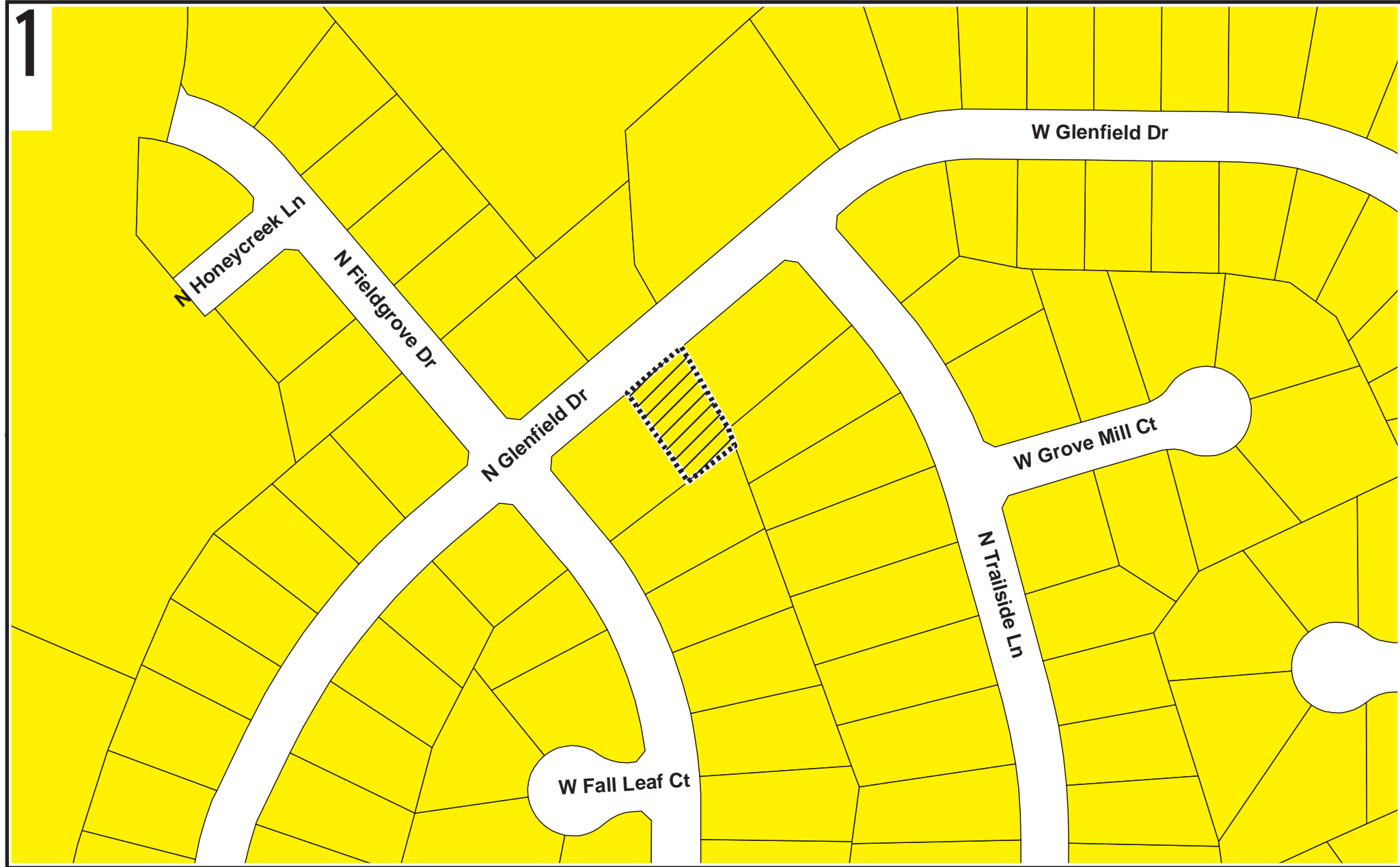
SITE PLAN REVIEW BOARD RECOMMENDATION: Section 5-306.2. of Appendix A of the City Code notes that waivers may be granted for the following:

- a. Those projects or activities where it can be demonstrated that strict compliance with the ordinance would result in a practical difficulty or financial hardship;
- b. Those projects or activities serving a public need where no feasible alternative is available.

Also, Section 5-306.3. of Appendix A of the City Code notes the application for waiver shall include specific reasons justifying the waiver and any other information necessary to evaluate the proposed waiver request. Staff is unable to evaluate the proposed waiver due to this lack of documentation. Site Plan Review Board Comments were forwarded to the petitioner on October 4, 2010 (attached for

reference) requesting additional documentation and none has been received at the creation of this memo. Staff recommends a continuation of the public review to the next regularly scheduled meeting so the petitioner can rectify the lack of documentation.

1



 R3 - Single-Family Residential District

 Subject Property

CPC 10-O
10808 N GLENFIELD DR
OCTOBER 20, 2010 1:30 PM



PLANNING AND GROWTH MANAGEMENT DEPARTMENT

October 4, 2010

Timothy Shea
Fields Crossing LLC
7617 N Villa Wood Lane, Ste B
Peoria, IL 61614-1595

RE: Stream Buffer Waiver Request

Staff has reviewed the above-mentioned case. Please see the enclosed comment sheets for revisions or questions. These issues must be addressed prior to approval.

Should you have any questions or need additional information, please contact me at (309) 494-8657 or jnaven@ci.peoria.il.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Naven", written over a horizontal line.

Joshua Naven
Senior Urban Planner

Enclosures



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 10808 N Glenfield Drive

Project Description: Stream Buffer Waiver Request

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Planning and Growth Management
456 Fulton St, Suite 402
Peoria, IL 61602
PHONE: (309)494-8600 FAX: (309)494-8680
pgm_development@ci.peoria.il.us

- ☐ APPROVED
☐ NOT APPROVED
☒ COMMENT
☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Zoning Certificate
☐ Variance Petition
☐ Subdivision Plat/Tract Survey
☐ Rezoning Petition
☐ Special Use Petition
☐ Wireless/Cellular Permit
☒ Other: Stream Buffer Waiver Request

SITE PLAN REVIEWED BY:

DATE: 10/04/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. The submitted documentation does not provide the required information with respect to Section 5-306.2. a. or b. Please provide the appropriate documentation.
2. The submitted documentation does not provide the required information with respect to Section 5-306.3. Please provide specific reasons justifying the waiver request.
3. See attached for specific language regarding the first two comments.
4. Please provide a site plan with topography lines to properly review the request.
5. Please install silt fencing at the limits of the disturbed area of the existing stream buffer adjacent to the stream and installed turf as a recent inspection noted erosion on the site.
6. Staff does not support the proposed waiver due to lack of documentation.

5-306. *Waivers.*

1. This part shall apply to all proposed development, except for that development which prior to the effective date of this part:
 - a. Is covered by a valid, unexpired preliminary or final plat, unless a replat or resubdivision is undertaken;
 - b. Is covered by a valid, unexpired building permit for as long as the building permit remains in effect;
 - c. Has been granted a waiver of current development regulations, which would be in conflict with this part.
 - d. Buildings in existence as of the effective date of this part, which would otherwise be in violation of this part, shall be entitled to remain in their current location and design.
2. Requests for waivers shall be submitted through the planning commission and city council. Waivers may be granted for the following:
 - a. Those projects or activities where it can be demonstrated that strict compliance with the ordinance would result in a practical difficulty or financial hardship;
 - b. Those projects or activities serving a public need where no feasible alternative is available.

The buffer width may be relaxed and the buffer permitted to become narrower at some points as long as the average width of the buffer meets or exceeds the minimum requirement and no new structures are built within the 100-year floodway.

3. The applicant shall submit a written request for a waiver to the director of planning and growth management. The application shall include specific reasons justifying the waiver and any other information necessary to evaluate the proposed waiver request. The director of planning and growth management may require an alternative analysis that clearly demonstrates that no other feasible alternatives exist and that minimal impact will occur as a result of the project or development.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 10808 N. Glenfield Drive

Project Description: Fields Crossing Subdivision, Lot 9 - Revised Plat – Waiver from the Stream Buffer Regulations - CPC 10-O

Type of Review: Recommendation to Planning Commission

COMMENTS FROM:

Public Works Department
419 Fulton Street, Room 307
Peoria, Illinois 61602
PHONE: (309)494-8801 FAX: (309)494-8658
jgerdes@ci.peoria.il.us
www.ci.peoria.il.us/permits

- ☐ APPROVED
☒ NOT APPROVED
☒ COMMENT
☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Parking Lot Permit
☐ Address
☐ Sidewalk/Drive Approach Permit
☐ Utility/Right-Of-Way Excavation Permit
☐ Floodplain Submittal
☐ Stream Buffer Submittal
☐ Erosion Control/Storm Water Permit
☐ Other: _____
☐ Other: _____

SITE PLAN REVIEWED BY: Jane Gerdes, Civil Engineer

DATE: 10/4/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. Public Works objects to setting a precedent for granting a waiver for the stream buffer, without demonstration of 'practical difficulty or or financial hardship'.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 10808 N. GLENFIELD DR

Project Description: FIELDS CROSSING LOT 9

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Fire Department
505 NE Monroe St
Peoria, IL 61602
PHONE: (309)494-8738 FAX: (309)494-8787
fire_development@ci.peoria.il.us

- ☐ APPROVED
☐ NOT APPROVED
☐ COMMENT
☒ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Contact us to obtain the necessary Hazmat Permit.
☐
☐
☐
☐
☐ Other: _____

SITE PLAN REVIEWED BY: DANIEL MCGANN

DATE: 09/30/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 10808 N. Glenfield Drive

Project Description: Fields Crossing Subdivision, Lot 9 - Revised Plat

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Building Inspections

456 Fulton St, Suite 401

Peoria, IL 61602

PHONE: (309)494-8620 FAX: (309)494-8674

inspections_development@ci.peoria.il.us

- ☐ APPROVED
☐ NOT APPROVED
☒ COMMENT
☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

☐☐☐☐☐☐☐

Other: _____

SITE PLAN REVIEWED BY: Gene Dakin

DATE: 10/4/2010

Gene Dakin

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
2. Architectural construction documents sealed and signed by a licensed Illinois architect shall be required for this project.



APPLICATION FOR
PLANNING COMMISSION/ADMINISTRATIVE REVIEW
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
456 FULTON STREET, SUITE 402, PEORIA, IL 61602
(309) 494-8600

Date
Received: 9/26/10
Time:
Initials: JKW

REMARKS: Incomplete applications will not be accepted.

- ☐ Major and Minor Administrative Review (Subdivisions in conformance with City ordinances, without variances)
- 9 full-size plats drawn to a scale of 1" = 100', folded to 8 1/2 x 11, 1 plat reduced to 8 1/2 x 11, and 1 site plan in electronic format (AutoCAD and PDF Format) on a CD
- ☐ Standard Review (Subdivisions that may not conform to City ordinances or are requesting a waiver of ordinance regulations)
- 15 full-size plats drawn to a scale of 1" = 100', folded to 8 1/2 x 11, 1 plat reduced to 8 1/2 x 11, and 1 site plan in electronic format (AutoCAD and PDF Format) on a CD

FEES: \$800, plus \$20 per lot or dwelling unit (whichever is greater); no maximum; Survey Plats: \$100

DATE OF APPLICATION: 9-17-2010

DEVELOPER INFORMATION:

Type of Project: ☐ Preliminary/Final Plat ☐ Residential Cluster Development ☐ Annexation
☐ Multi-family Plan ☐ PUD ☒ Other Plan

Type of Development: ☐ Single-Family Detached ☐ Single-Family Attached ☐ Multi-Family
☐ Development (other than the division of land) Please describe:

Plat/Plan Name: LOT 9 OF FIELDS CROSSING Subdivision

Address of Project: GLENFIELD DRIVE Tax ID #: 08 - 25 - 301 - 022

Number of Lots/Units: 1 Number of Duplex Lots: Number of Acres:

Is the project within the City limits? YES If not, has proposal been submitted to County?

Present Zoning: R-3 Proposed Zoning: Fire District: PEORIA School District: DUNLAP

Are private streets being proposed? NO What type of sewer will be provided? PUBLIC

NOTE: Sidewalks are required along street frontages for all interior and exterior roadways, except local streets within industrial parks.

For Growth Cell 1, 2, and 3, a bike/walk trail system replaces the required sidewalk systems.
(Please reference the appropriate "Alternative Bike/Walk Trail Plan.")

Are variances being requested? If so, please identify and list reasons why variances should be granted:

CONTACT INFORMATION

PETITIONER:

Name: FIELDS CROSSING LLC Address: 7617 N. VILLANOVA LN. City/State/Zip Code: PEORIA, IL 61614
Phone: 309-692-0348 Email: tsheer1998@aol.com

PROPERTY OWNER

Name: FIELDS CROSSING LLC
Address: 7617 N. VILLANOVA LN.
PEORIA Zip: 61614
Phone: (309) 692-0348
Email: tsheer1998@aol.com

DEVELOPER

Name: FIELDS CROSSING LLC
Address: 7617 N. VILLANOVA LN.
PEORIA Zip: 61614
Phone: (309) 692-0348
Email: _____

OTHER REPRESENTATIVE

Name: _____
Address: _____
Zip: _____
Phone: () _____
Email: _____

ENGINEER

Name: ZUMNACHT & ASSOCIATES
Address: 1040 W. OLYMPIA DR.
PEORIA Zip: 61615
Phone: (309) 692-5074
Email: _____

Send correspondence to (select only one).

☒ Petitioner ☐ Property Owner ☐ Developer ☐ Engineer ☐ Other Rep.

*** SELECT ONE ENTITY TO RECEIVE ALL CORRESPONDENCE. Email will be used for all correspondence unless otherwise requested.**

SIGNATURE OF PROPERTY OWNER OR AUTHORIZED AGENT (Required)

Signed: Timothy F. Shea
TIMOTHY F. SHEA

Date: 9-19-10

Zumwalt & Associates, Inc.

PROFESSIONAL ENGINEERS • CONSULTANTS
REGISTERED LAND SURVEYORS

1040 W. Olympia Drive • Peoria, IL 61615-2097

Phone (309) 692-5074 • FAX (309) 692-6469

Principal:

Gary R. Zumwalt, P.E., L.S.

September 16, 2010

Mr. Timothy Shea
7617 N. Villa Woods Lane, Suite B
Peoria, Illinois 61615

Re: Lot 9 of Fields Crossing Subdivision – Glenfield Drive

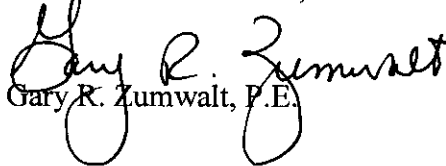
Dear Tim:

We have completed an Improvement Location Survey for Lot 9 of Fields Crossing Subdivision. On the enclosed Site Plan, we have shown the proposed vacating of a portion of the stream buffer area along the south side of Lot 9, and showing an added new stream buffer area, 10 ft. in width, along the East side of Lot 9. This provides added protection for the drainage way along the entire east side of Lot 9 to the existing 7' by 3' box culvert at the northeast side of Lot 9. The present stream buffer area on the south side of Lot 9 is a total of approximately 1006 sq. ft. The new stream buffer area proposed will be a total of approximately 1246 sq. ft.

Please contact me if you have any questions in this regard.

Very truly yours,

Zumwalt & Associates, Inc.


Gary R. Zumwalt, P.E.

FIELDS CROSSING

FIELD GROVE DRIVE

GLENFIELD DRIVE

EXISTING 7' X 3' BOX CULVERT

PROPOSED STREAM BUFFER AREA
1246 SQ. FT.

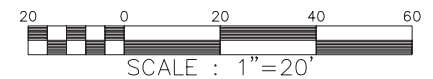
SOD LINE

PROPOSED AREA OF
STREAM BUFFER VACATION
1006 SQ. FT.

EXISTING STREAM
BUFFER
AREA

UTILITY EASEMENT

BUILDING SETBACK LINE



DRAWN BY: JWD
APPROVED BY: GRZ
DATE: 9/17/10
DWG: 19244-W-006.dwg

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
1040 W. OLYMPIA DRIVE
PEORIA, ILLINOIS • (309) 692-5074
DESIGN FIRM REGISTRATION NO. 184-003189

SITE PLAN
FOR
LOT 9 - FIELDS CROSSING

1/1
JOB NO. 19,244

TO: City of Peoria Planning Commission

CPC 10-P

THRU: Site Plan Review Board

FROM: Joshua Naven, Senior Urban Planner

DATE: October 20, 2010

SUBJECT: PUBLIC HEARING request of John Haverhals for the Moss-Bradley Revolving Fund, to amend the City of Peoria Comprehensive Plan and Future Land Use Plan (Map) to change the future land use designation of property currently designated Multi-Family Residential to a Single-Family Residential designation. The properties proposed for consideration are identified as Parcel Identification Nos. 18-08-226-015 and 18-08-226-016 and also known as 824 W. Moss Avenue.

PETITIONER: John Haverhals

REQUEST: See above in subject

STAFF COMMENTS:

PROPERTY AND SITE CHARACTERISTICS:

- 1) CURRENT USE: The site is currently vacant
- 2) PROPOSED USES: Single-Family Residential
- 3) PRESENT ZONING: R-6 Multi-Family Residential District
- 4) PROPOSED ZONING: The site is currently undergoing a rezoning request from R-6 Multi-Family Residential District to R-1 Single-Family Residential District (Zoning Commission Case 10-25)
- 5) FUTURE LAND USE DESIGNATION: High-Density Residential District.
- 6) PUBLIC FACILITIES: The site is served with public sewer and public water
- 7) ACREAGE: Approximately 1.2 AC
- 8) DENSITY: 1 DU/AC

WAIVERS: None

CONDITIONS OF APPROVAL: None

ADVISORY COMMENTS AND RECOMMENDATIONS:

- 1) Driveways for future development must be located at the western corners of the subject area along Moss Avenue and/or Dr Martin Luther King Dr as previously discussed with the Traffic Engineer, due to sight distance issues at other locations.

SITE PLAN REVIEW BOARD RECOMMENDATION: Staff has no objection to the request.



- R2 - Single-Family Residential District
- R4 - Single-Family Residential District
- R6 - Multi-Family Residential District
- N1 - Institutional District
- CN - Neighborhood Commercial District
-  Subject Property

CPC 10-P
824 W MOSS AVE
OCTOBER 20, 2010 1:30 PM



PLANNING AND GROWTH MANAGEMENT DEPARTMENT

October 4, 2010

John Haverhals
Moss-Bradley Revolving Fund
936 NE Glen Oak Ave
Peoria, IL 61603-3257

RE: Future Land Use Map Amendment

Staff has reviewed the above-mentioned case. Please see the enclosed comment sheets for revisions or questions. These issues must be addressed prior to approval.

Should you have any questions or need additional information, please contact me at (309) 494-8657 or jnaven@ci.peoria.il.us.

Sincerely,

A handwritten signature in black ink, appearing to read "John Naven", written over a horizontal line.

Joshua Naven
Senior Urban Planner

Enclosures



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 824 W. Moss Ave

Project Description: Future Land Use Map Change

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Planning and Growth Management

456 Fulton St, Suite 402

Peoria, IL 61602

PHONE: (309)494-8600 FAX: (309)494-8680

pgm_development@ci.peoria.il.us

- ☐ APPROVED
- ☐ NOT APPROVED
- ☒ COMMENT
- ☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Zoning Certificate
- ☐ Variance Petition
- ☐ Subdivision Plat/Tract Survey
- ☐ Rezoning Petition
- ☐ Special Use Petition
- ☐ Wireless/Cellular Permit
- ☐ Other: _____

SITE PLAN REVIEWED BY:

DATE: 10/04/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. Staff has no objection to the request.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 824 W. Moss Avenue

Project Description: – Amendment to the Comprehensive Plan and Future Land Use Plan (Map) - CPC 10-P

Type of Review: Recommendation to Planning Commission

COMMENTS FROM:

Public Works Department
419 Fulton Street, Room 307
Peoria, Illinois 61602
PHONE: (309)494-8801 FAX: (309)494-8658
jgerdes@ci.peoria.il.us
www.ci.peoria.il.us/permits

- ☒ APPROVED
☐ NOT APPROVED
☒ COMMENT
☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Parking Lot Permit
☐ Address
☐ Sidewalk/Drive Approach Permit
☐ Utility/Right-Of-Way Excavation Permit
☐ Floodplain Submittal
☐ Stream Buffer Submittal
☐ Erosion Control/Storm Water Permit
☐ Other: _____
☐ Other: _____

SITE PLAN REVIEWED BY: Jane Gerdes, Civil Engineer

DATE: 10/4/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. Please note that a driveway for future development must be located at the western corners of the subject area along Moss Avenue and/or Dr Martin Luther King Dr as previously discussed with the Traffic Engineer, due to sight distance issues at other locations.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 824 W. MOSS

Project Description: AMENDMENT TO LAND USE

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Fire Department
505 NE Monroe St
Peoria, IL 61602
PHONE: (309)494-8738 FAX: (309)494-8787
fire_development@ci.peoria.il.us

- ☐ APPROVED
☐ NOT APPROVED
☐ COMMENT
☒ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

- ☐ Contact us to obtain the necessary Hazmat Permit.
☐
☐
☐
☐
☐ Other: _____

SITE PLAN REVIEWED BY: DANIEL MCGANN

DATE: 09/30/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1.



SITE PLAN REVIEW BOARD COMMENT SHEET

Address / PIN / General Location: 824 W. Moss Avenue

Project Description: Amendment to the Comprehensive Plan and Future Land Use Plan

Type of Review: Planning Commission Recommendation

COMMENTS FROM:

Building Inspections

456 Fulton St, Suite 401

Peoria, IL 61602

PHONE: (309)494-8620 FAX: (309)494-8674

inspections_development@ci.peoria.il.us

- ☐ APPROVED
☐ NOT APPROVED
☒ COMMENT
☐ NO COMMENT

PLEASE CONTACT US TO FINALIZE:

☐☐☐☐☐☐☐

Other: _____

SITE PLAN REVIEWED BY: Gene Dakin

DATE: 10/4/2010

COMMENTS REGARDING THE SITE PLAN AND APPLICATION:

1. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
2. Architectural construction documents sealed and signed by a licensed Illinois architect shall be required for this project.



APPLICATION FOR
PLANNING COMMISSION/ADMINISTRATIVE REVIEW
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
456 FULTON STREET, SUITE 402, PEORIA, IL 61602-1220
(309) 494-8600

For Office Use Only

Date

Received SEP 21 2010

Time:

Initials: OW

REQUIREMENTS: Incomplete applications will not be accepted.

- ☐ Major and Minor Administrative Review (Subdivisions in conformance with City ordinances, without variances)
- 9 full-size plats drawn to a scale of 1" = 100', folded to 8 1/2 x 11, 1 plat reduced to 8 1/2 x 11, and 1 site plan in electronic format (AutoCAD and PDF Format) on a CD
- ☒ Standard Review (Subdivisions that may not conform to City ordinances or are requesting a waiver of ordinance regulations)
- 21 full-size plats drawn to a scale of 1" = 100', folded to 8 1/2 x 11, 1 plat reduced to 8 1/2 x 11, and 1 site plan in electronic format (AutoCAD and PDF Format) on a CD

FILING FEE: \$800, plus \$20 per lot or dwelling unit (whichever is greater); no maximum; Survey Plats: \$100.

DATE OF APPLICATION: 9-20-10

DEVELOPMENT INFORMATION:

Type of Project: ☐ Preliminary/Final Plat ☐ Residential Cluster Development ☐ Annexation
☐ Multi-family Plan ☐ PUD ☒ Other Plan

Type of Development: ☒ Single-Family Detached ☐ Single-Family Attached ☐ Multi-Family
☐ Development (other than the division of land) Please describe:

Plat/Plan Name: N.A. Future land use map amendment.

Address of Project: 824 W. Moss Tax ID #: 18-08-226-015
18-08-226-016

Number of Lots/Units: 2 Number of Duplex Lots: 0 Number of Acres: 1.177
(Identify duplex lots on the plat.)

Is the project within the City limits? Yes If not, has proposal been submitted to County?

Present Zoning: R-6 Proposed Zoning: R-1 Fire District: Peoria School District: 150

Are private streets being proposed? N.A. What type of sewer will be provided? Public

NOTE: Sidewalks are required along street frontages for all interior and exterior roadways, except local streets within industrial parks.

For Growth Cells 1, 2, and 3, a bike/walk trail system replaces the required sidewalk systems.
(Please reference the appropriate "Alternative Bike/Walk Trail Plan.") N.A.

Are waivers of subdivision regulations being requested? N.A. If so, please identify and list reasons why waivers should be granted:

CONTACT INFORMATION:

PETITIONER:

Moss-Bradley Revolving Fund 936 NE Glen Oak Ave Peoria, IL 61603
Name Address City/State/Zip+4 61603

(309) 674-3708
Phone

jshaverhals@yahoo.com
Email

PROPERTY OWNERName: Same as above

Address: _____

Zip+4: _____

Phone: () _____

Email: _____

DEVELOPERName: N.A.

Address: _____

Zip+4: _____

Phone: () _____

Email: _____

OTHER REPRESENTATIVEName: N.A.

Address: _____

Zip+4: _____

Phone: () _____

Email: _____

ENGINEERName: N.A.

Address: _____

Zip+4: _____

Phone: () _____

Email: _____

Send correspondence to (select only one).

☒ Petitioner ☐ Property Owner ☐ Developer ☐ Engineer ☐ Other Rep.

*** SELECT ONE ENTITY TO RECEIVE ALL CORRESPONDENCE. E-mail will be used for all correspondence unless otherwise requested.**

SIGNATURE OF PROPERTY OWNER: (Required)

Signed: John J. Haverhals, President Date: 9-20-10
Moss-Bradley

